

96 Helena Avenue

TORONTO

**Paul
Johnston**
unique urban homes



WELCOME

Located on a deep lot, this remarkable property presents an abundance of living space including a stylish laneway home set atop a 2 car garage.

Carefully designed and beautifully constructed, this recently-built home provides 4 generous bedroom in the main residence, plus a possibly 5th in the lower level which can be accessed by a separate entrance.

A handsome laneway home provides additional living space, ideal as a guest or family suite, office or for income.

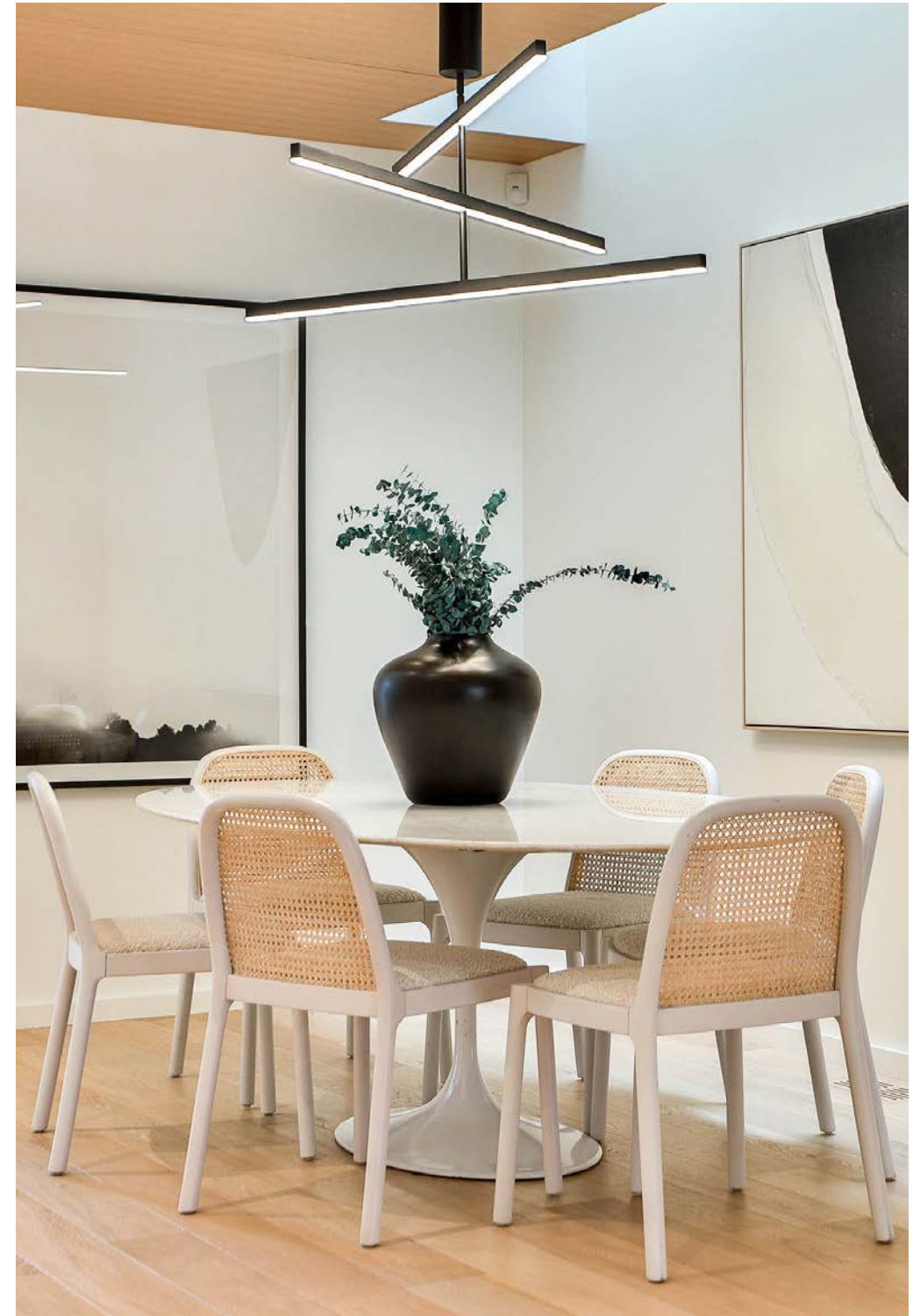
As stylish as it is sophisticated, and located in the esteemed Wychwood neighbourhood just steps to Wychwood Barns Park.

Available for sale.

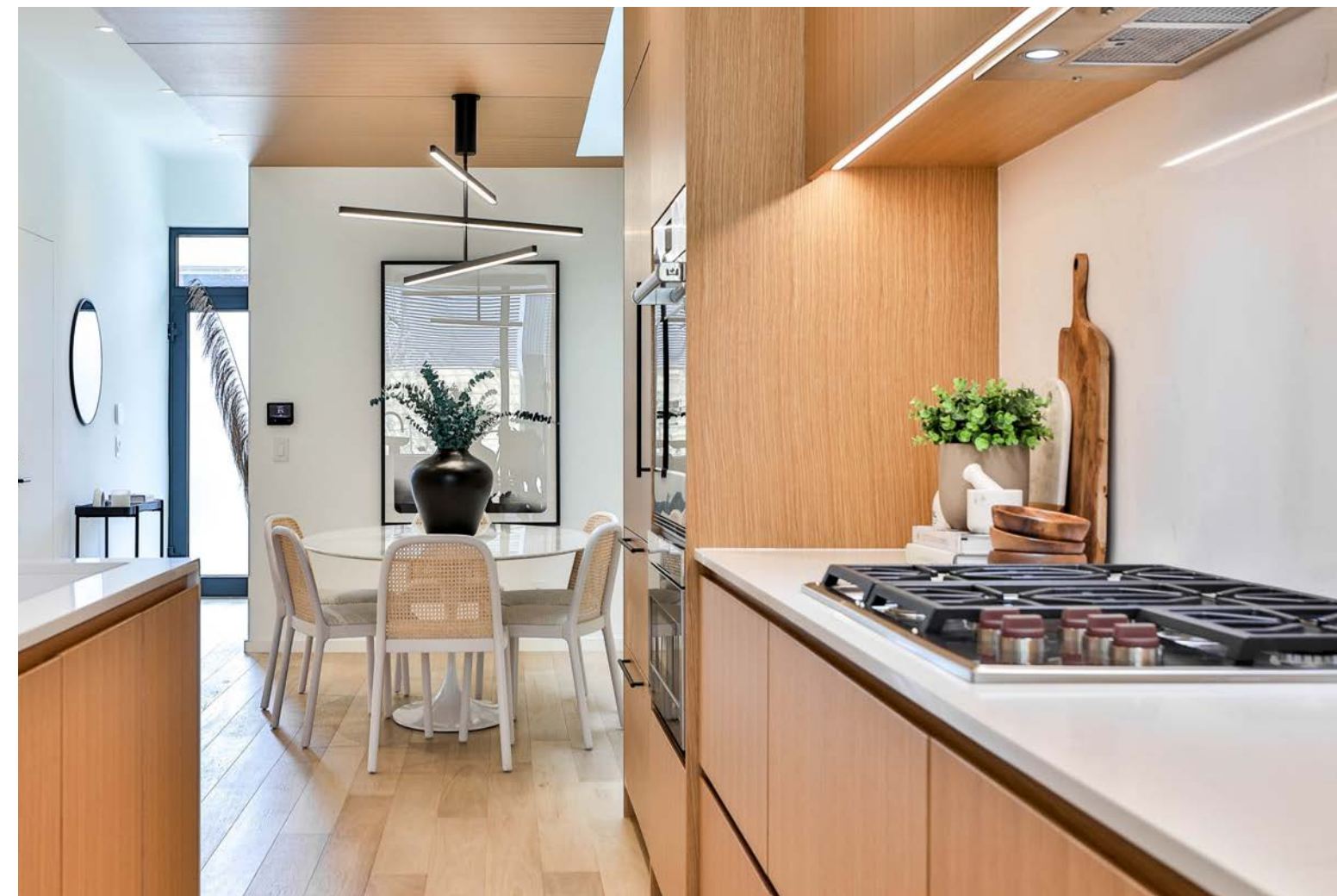


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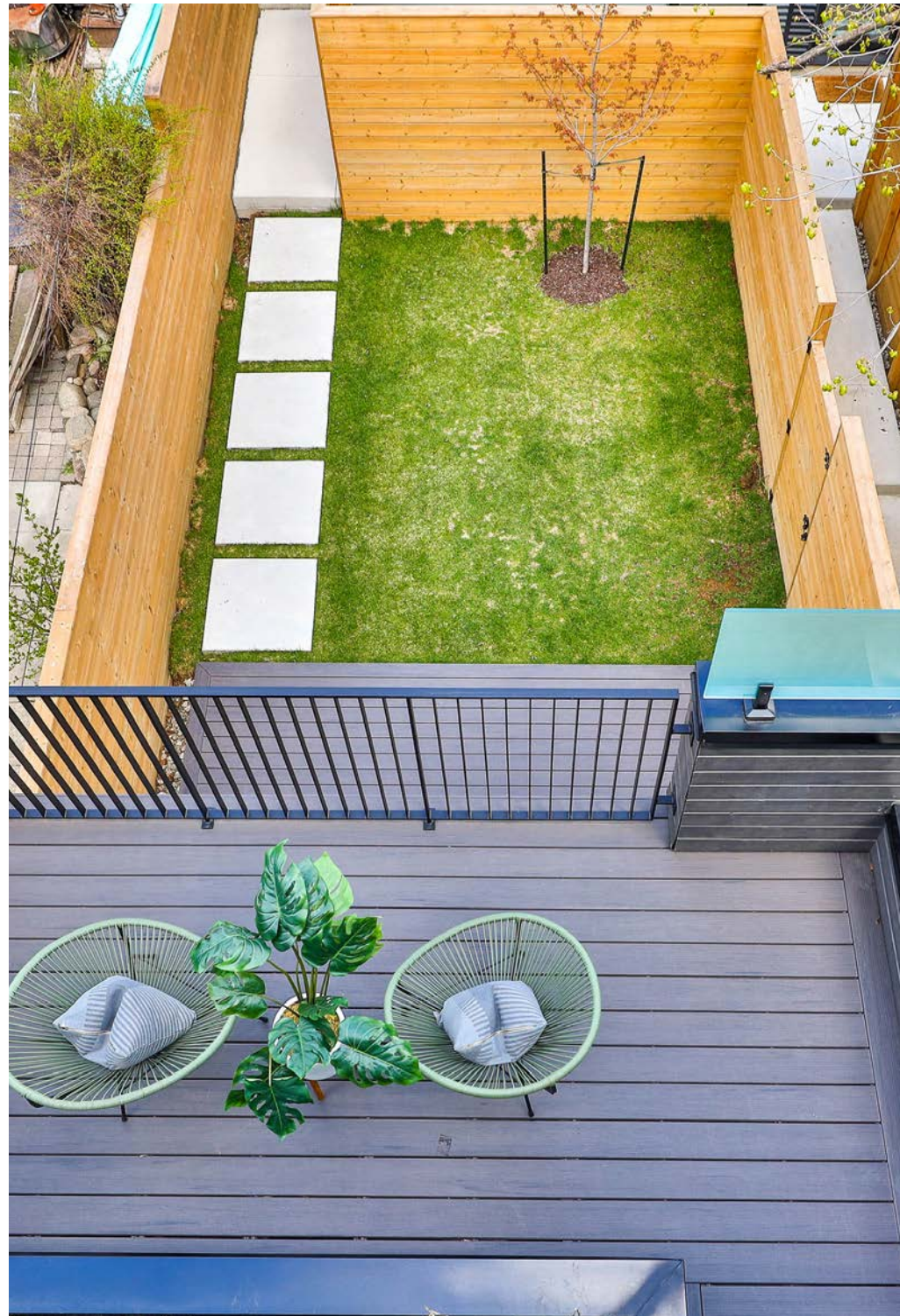








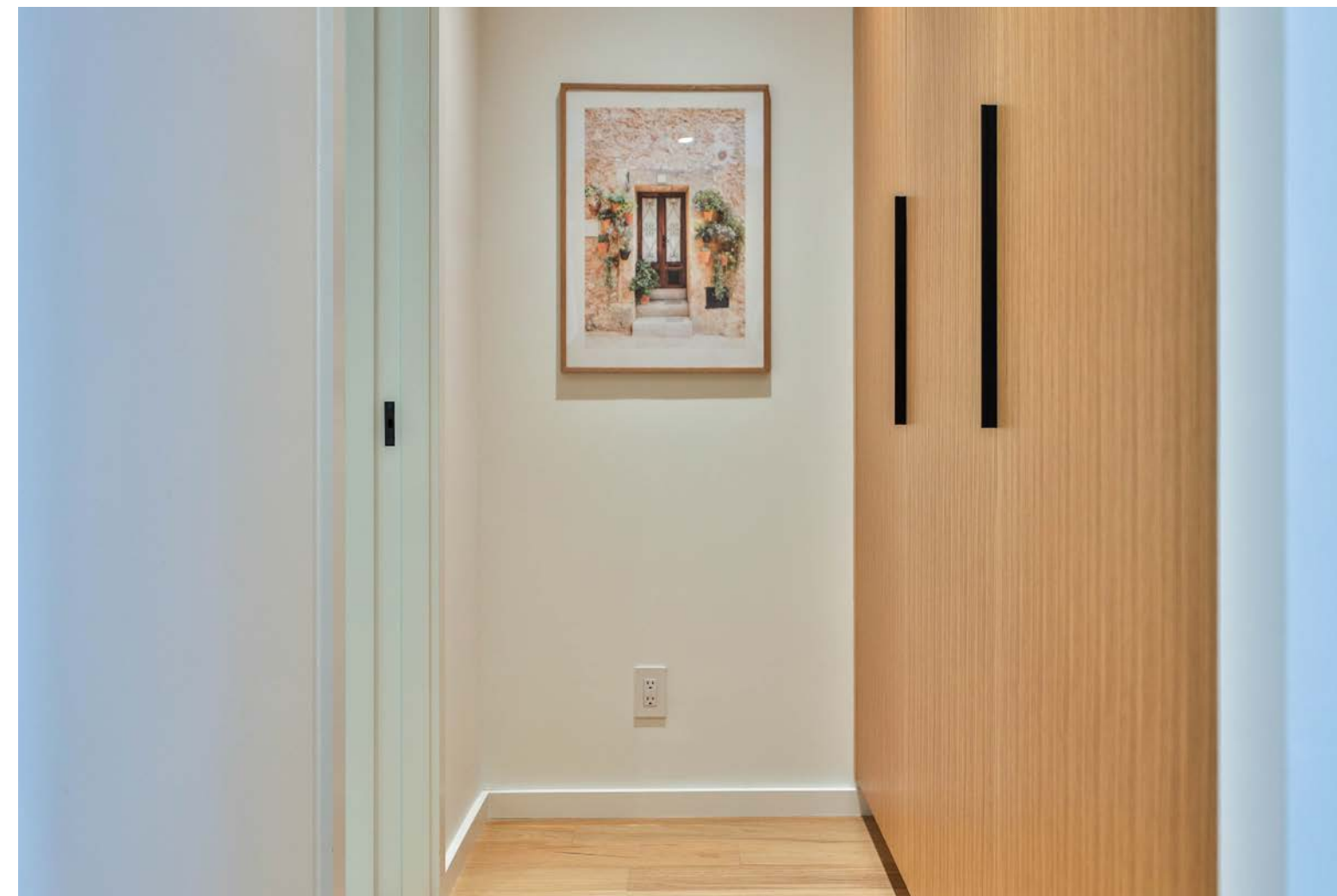


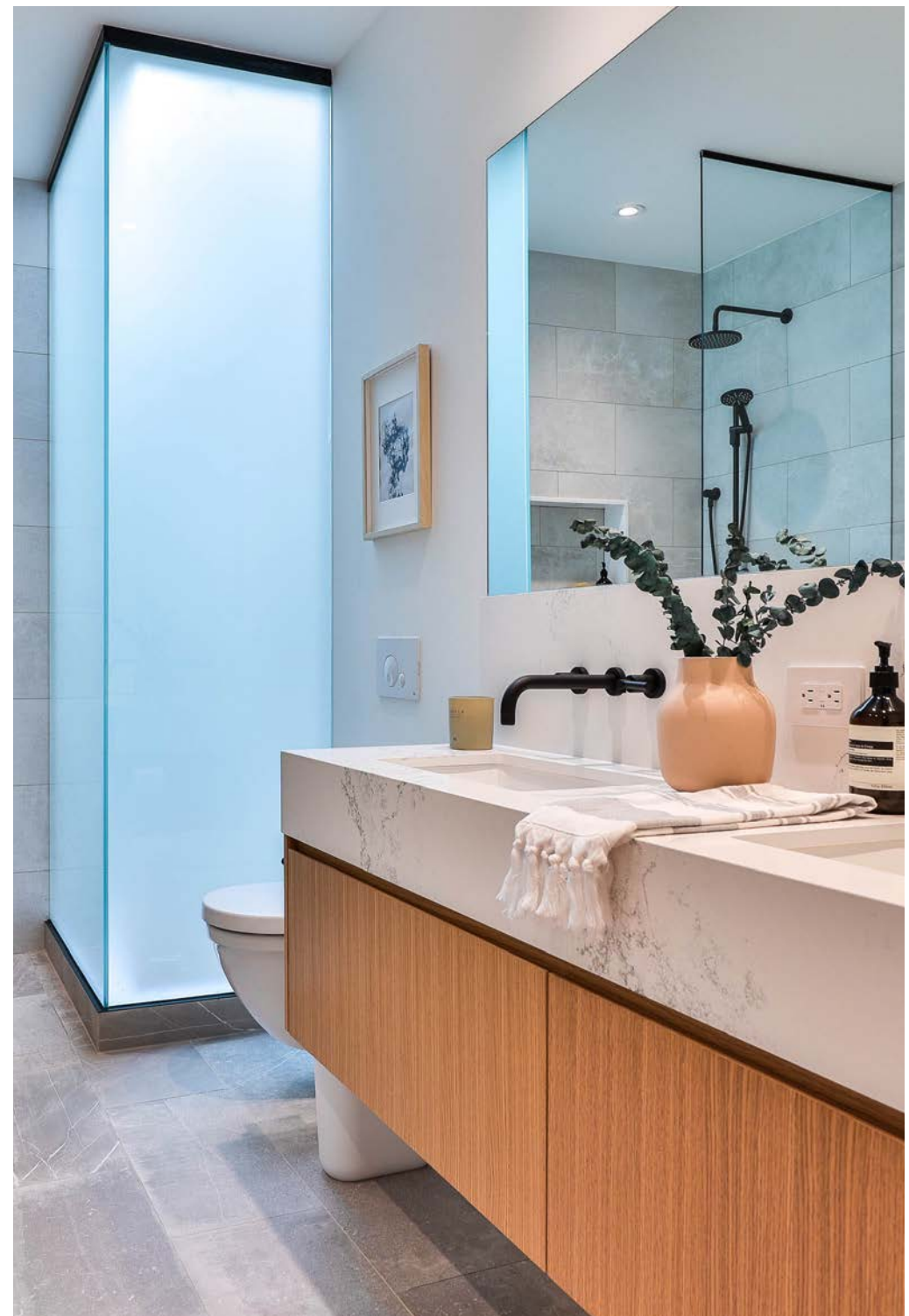




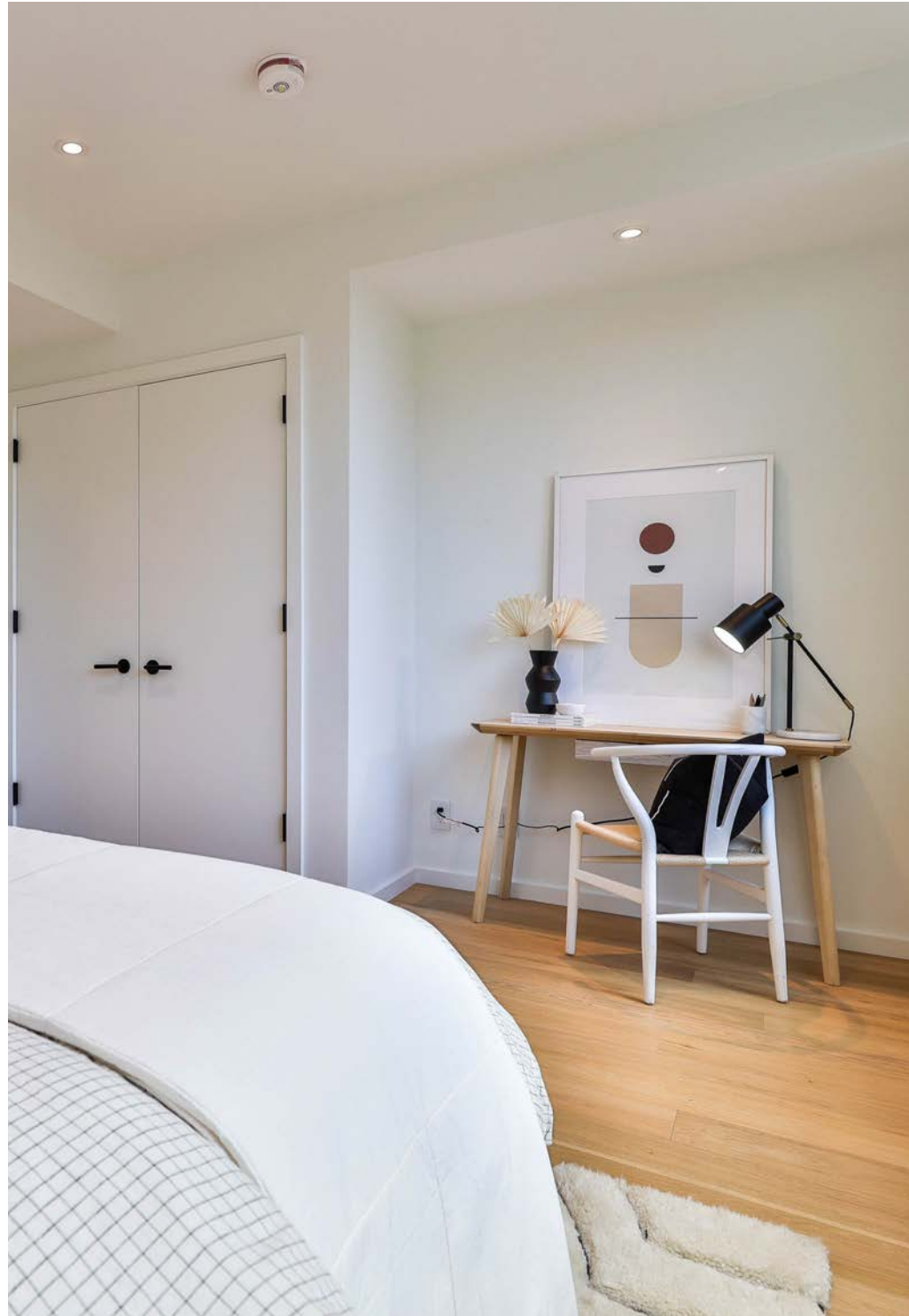


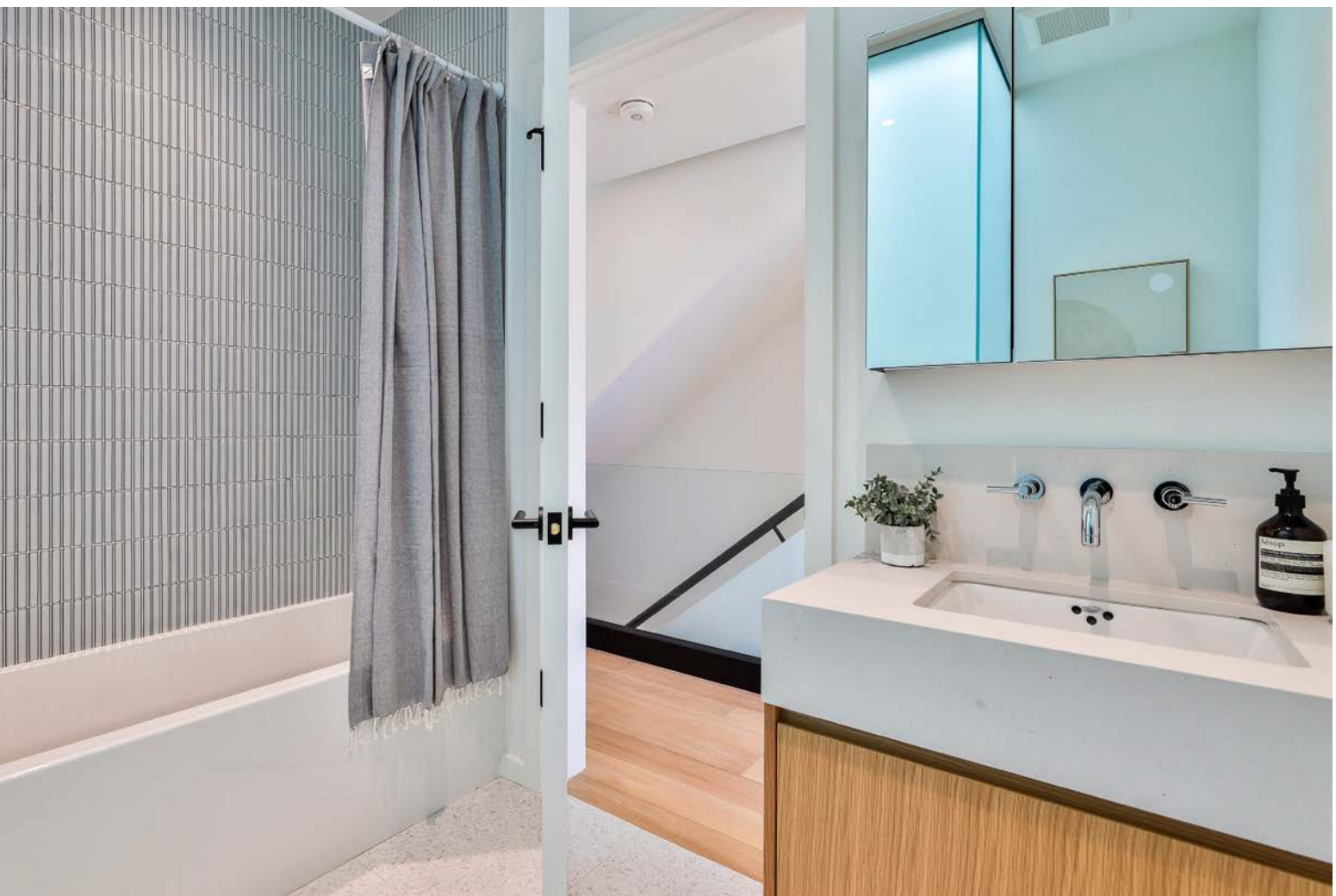


























THE LANEHOUSE

Lanehouse images are taken from the neighbouring property at 94 Helena and while the floorplan is identical (although reversed), certain finishes in 96 Helena are in a different colour.







96 Helena Avenue

Some notable features and finishes

General Features

20' x 142' mature lot
Newly-built 3-Storey Residence + Laneway House / Double Garage
Main House-4 Bedrooms / 4.5 Bathrooms / Finished Lower Level with separate entrance
Laneway House-1 Bedroom / 1 Bathroom
Wide-plank hardwood flooring in all above grade principal rooms with stairs stained to match
Solid core interior doors
Architectural fixtures and hardware
Potlights throughout all rooms
Dual zone* forced-air heating and air-conditioning
Security system with alarm*
RING doorbell*
Security cameras
Tankless Hot Water System (owned)
200 AMP service
Roughed-in Ethernet
In floor hydronic heating for basement
*Main House

Main House-Ground Floor (10' ceiling height)

Bookended by full-height, full width windows and a large lightwell, the home's ground floor is flooded with natural light throughout the day while the open-plan design offers superb flow and function making it ideal for entertaining and quite family times.

Foyer (9'10" x 10'10")

Over-sized glazing with bright south exposure
Double closet + secondary storage nook
Powder room with chevron-pattern porcelain floor tile + full height tiled wet-walls / wall-hung toilet
Door leading to lower level and the side entrance

Dining Room (12'8" x 10'10")

Lightwell
Paneled ceiling
Architectural lighting fixture

Kitchen (14'5" x 15'4")

Custom wood millwork with integrated appliances-paneled Sub-Zero 36" refrigerator-freezer with ice-maker/

Wolf 36" 5-burner gas cooktop / 30" S/S Wolf wall-oven + 30" S/S microwave / Miele dishwasher / 18-bottle wine fridge
Aterra Bianca quartz work-surface with matching full-height quartz backsplash
Expansive 8'x 3'2" island with seating / Aterra Bianca quartz surface / double Blanco sink with black Riobel fixture / architectural light fixture
Ample storage including secondary double-height triple storage cupboards
In-ceiling speaker
Views to the rear deck and yard

Living Room (14'4" x 15'4")

Full-height glazing overlooking 16'4" x 16'4" rear deck and private fenced rear yard
36" gas fireplace with full-height stone surround
Built-in storage with Aterra Bianca quartz surface + shelving
In-ceiling speaker
Side walk-out to rear deck and yard
Fitted double closet

Main House-Second Level

Reaching the home's second level by way of an extra-wide staircase, this level offers a serene and spacious primary bedroom with a discrete and luxurious ensuite bath while the second bedroom is smartly located at the opposite end of the hall with a full bath just outside its door. In addition to over-sized windows in both bedrooms, this level takes advantage of the dual skylights over the staircase in affording additional natural light.

Primary Bedroom (21'4" x 15')

Walk-in closet (7'10" fitted) leads to the 5-piece ensuite bathroom
Built-in fitted double closet
Large window overlooking rear deck and yard
Walk-out to 9' x 15' deck with composite deck board and built-in planters
Two in-ceiling speakers

Ensuite Bathroom (5 piece)

Natural light via frosted lightwell
Double vanity with wall-mounted Riobel fixtures/stone countertop/fitted mirror
Free-standing bathtub with floor-mounted Riobel fixtures
Walk-in shower with Riobel fixtures/rain-head shower/hand-held shower-wand/shower niche
Wall-hung Duravit toilet
Heated floor

Second Bedroom (10'10" x 15')

Double fitted closet
Desk nook
Over-sized window with south exposure

Main Bath (4-piece)

Natural light via frosted lightwell
Vanity with wall-mounted fixtures/stone countertop
Medicine cabinet

Main House-Third Level

Housing the home's 3rd and 4th bedrooms as well as a full bath and a proper laundry room, the third level is privileged by abundant natural light through the clever placement of dual skylights over the stairwell, over-sized glazing in both bedrooms and the lightwell in both the bathroom and laundry room.

Third Bedroom (10'8" x 15')

Double fitted closet
Desk nook
Over-sized window with south exposure / Exterior built-in planter

Fourth Bedroom (12' x 15')

Double fitted closet
Desk nook
Large window overlooking deck and rear yard
Walk-out to 15' x 4'2" deck with composite decking board and built-in planters

Main Bath (5-piece)

Natural light via frosted lightwell
Double vanity with wall-mounted fixtures / fitted mirror
Laundry Room (9'8" x 7'7")

Natural light via lightwell
Full-size, front loading Whirlpool washer & dryer
Vanity with laundry sink / overhead storage
Double closet + double fitted linen closet in hallway

Main House-Lower Level

With a separate entrance from a side walkway, an 8'5" ceiling height, a full bath and a rough-in for a kitchen and laundry + abundant closet space, this level offers a variety of uses including a self-contained income or nanny suite. Stylish and practical with polished concrete flooring throughout with hydronic in-floor heating.

"Gym" (25'2" x 10'2")

Flexible use space: home office – gym – kid's games room – private living quarters
Kitchen rough-in
Large window
Ample under stair storage

"Fifth Bedroom" (9'8" x 13'6")

Flexible use space-home office-5th bedroom-media room
Large window
Walk-in closet

+ laundry room and an additional hallway storage closet

Main House-Grounds

Double garage off rear lane / power garage door / man-door from garage to rear yard / rear entrance door to house
Landscaped front and rear yards including built-in planters at front entrance
Poured concrete walkways and front entrance landing
Separate side entrance to lower level + door to ground floor foyer
Fenced rear yard with 16'4" x 16'2" deck with no-maintenance composite deck board / gas service
Water service on both sides of house
Next to invisible garbage bin storage smartly integrated into the home's front landing

Laneway House

Exceptionally bright and spacious, the Laneway House as it's currently designed with a full kitchen and bath as well as laundry is ideal as self-contained income suite or a stand-alone residence for a family member while being easily adaptable for use as a home office or studio space. Wide-plank white oak Hardwood throughout principal rooms with stairs stained to match.

Foyer

Large closet

Kitchen/Living Room (14'9" x 18'5")

30" double-door stainless steel refrigerator / 30" Gas range / 24" dishwasher / over-sized 30" sink / full-height tiled backsplash
Large 7'x 32" island with seating / quartz surface
Two operable windows plus over-sized transom window
Skylight
Laundry closet

Bedroom (14'9" x 18'5")

Fitted double closet
Over-sized, full-height window

Bathroom (4-piece)

Frosted transom window
Linen closet

Grounds

Private 6'8" x 13'8" concrete patio



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